

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

**In re 203-205 N 8th Street Loft**  
**Debtor**

**Case No. 20-40793**

**Reporting Period:** *Feb. 2021*

**Federal Tax I.D. #** \_\_\_\_\_

**SINGLE ASSET REAL ESTATE COMPANIES**

**File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.**  
*(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)*

<b>REQUIRED DOCUMENTS</b>	<b>Form No.</b>	<b>Document Attached</b>	<b>Explanation Attached</b>
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)		
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CONT)		
Copies of bank statements			
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)		
Balance Sheet	MOR-3 (RE)		
Summary of Unpaid Post-petition Debts	MOR-4 (RE)		
Copies of tax returns filed during reporting period			
Rent Roll	MOR-5 (RE)		
Payments to Insiders and Professional	MOR-6 (RE)		
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)		
Debtor Questionnaire	MOR-8 (RE)		

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor

Date

Signature of Authorized Individual\*

*Jonathan*

*LL*

Date *3/2/21*

Printed Name of Authorized Individual

*Jonathan*

*Rubin*

Date *3/2/21*

\*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

203-205 North 8th Street  
 203-205 North 8th Street  
 Brooklyn, NY 11211

Year Ending 2021  
 Month of February

INCOME:	Year-to-Date	2/2021
Rent	79262.50	40380.00
TOTAL INCOME:	79262.50	40380.00
EXPENSE:		
5102 Insurance	30287.79	0.00
5110 Utilities	10547.45	2560.43
5200 Building Repair	15996.06	1975.00
5202 Elev Contract	1524.24	762.12
5203 Exterminating	250.42	130.66
5212 Repairs	303.76	0.00
5214 Reimbursed Exp	684.43	0.00
5215 Supplies	448.76	448.76
5300 Mgmt Fee	7076.32	3576.32
5312 New Lease Fee	2230.00	0.00
5620 Maintanence	7000.00	3500.00
TOTAL EXPENSE:	76349.23	12953.29
NOI:	2913.27	27426.71
DEBT SERVICE:		
5403 Security Refund	3250.00	3250.00
TOTAL DEBT SERVICE:	3250.00	3250.00
NET INCOME:	-336.73	24176.71
CASH FLOW ITEMS:		
2030 Sec Payable	-8435.00	0.00
TOTAL CASH FLOW	-8435.00	0.00
NET CASH FLOW:	8098.27	24176.71
Beginning Cash Balance:	186823.53	
Ending Cash Balance:	211000.25	

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RENTROLL REPORT  
203-205 North 8th Street  
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\* Moved-out tenants not included